



The Toll House Kings Capse, Hereford, HR1 4TT



Sunderlands
Residential Rural Commercial



**The Toll House Kings Capse
Hereford
HR1 4TT**

Summary of Features

- For sale by Online Auction
Monday 30th June 2025 10 am - 4 pm
- An iconic riverside property
- Outstanding location and views
- Auction Guide; £120,000 - £140,000

A hugely iconic property in south Herefordshire. The former Toll House spans the River Wye linking Hoarwithy with Kings Capse.

Historically the property predates the current bridge and was responsible for collecting tolls up until the 1930's where it was acquired by Herefordshire Council and freed of all tolls at that time they took over the maintenance of the bridge.

The property has been in private ownership for almost twenty years generating income from tourism and residential use.

The Wye Valley is renowned for its tourism and its particular location with views down the river. It is always sought after and will undoubtedly continue to provide investment/tourism/Air Bnb income for people enjoying the rural nature of the Wye Valley - water sports, fishing or kayaking/canoeing.

Situation

Hoarwithy is situated approximately eight miles from the Market Town of Ross on Wye with its M50 motorway links. Hereford City being approximately 7 miles to the north. The village itself has a very well-established public house/restaurant and an active progressive campsite with canoe landing station.

Accommodation

External stone steps lead to -

Lobby Area

Living Room

11'3" x 10'5"

With outstanding views, the stairway continues to -

First Floor

Landing

Bedroom

11'6" x 10'10"

Once again enjoying the views.

Shower Room

5'8" x 4'3"

Lower Ground Floor

The stairway from the Ground Floor Lobby continues to the Lower Ground Floor.

Kitchen

10'7" x 10'2"

With a small utility area, storage and doors leading to side patio.

Outside

Immediately adjoining the property is a timber structure housing the sewage treatment plant and providing general storage. Outside gardens are limited to the patio area to the side however, the patio does enjoy an outlook across the River Wye and the River Meadows.

Services

Mains, water and electricity. Independent electric heaters, sewage treatment plant with full discharge consent.

Tenure

Freehold.

Mode of Sale

Online Auction: The property is to be offered For Sale by Online Auction. The Auction will open from 10 am - 4.00 pm on Monday 30th June 2025 10 - 4pm (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the Auction with the balance of the monies within 8 weeks.



Money Laundering

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

Auction Guide/Reserve Price

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

Agent Notes

All online details and full contract pack would be available at registration.

Solicitors

Vendors Solicitors being Messers Lanyon Bowdler, The Business Quarter, 12 Eco Park Rd, Ludlow SY8 1FD (Tel: 01584 871 712) (Email: gemma.williams2@lblaw.co.uk)



Ground Floor

Approx. 12.8 sq. metres (138.1 sq. feet)



First Floor

Approx. 11.3 sq. metres (121.5 sq. feet)



Second Floor

Approx. 12.4 sq. metres (133.9 sq. feet)



Sunderlands

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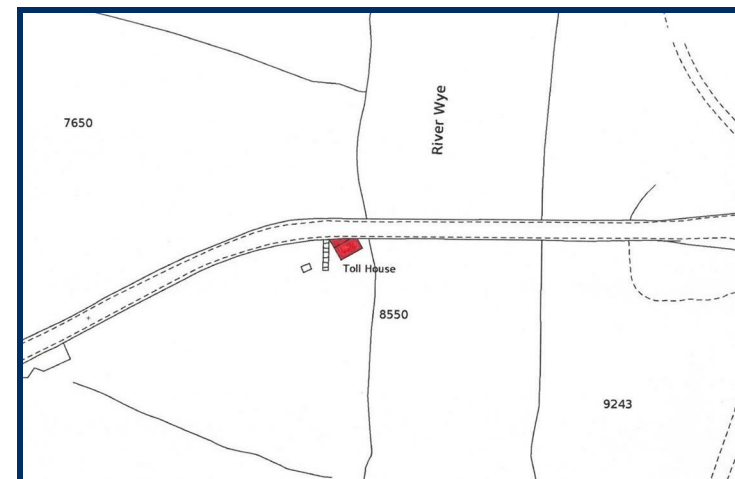
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.